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STAFF

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Mark Sullivan, AICP *Housing and Redevelopment Manager*
Aaron Akin, AICP, *Planning Manager*
Beilin Yu, *Associate Planner*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 1
June 29, 2006**

PROJECT LOCATION

1. Address: 100 Skycrest Center
2. Assessor's Parcel No: 019-281-010
3. Zoning District: C-N (Neighborhood Commercial District)
4. General Plan Classification: Neighborhood Commercial

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans, and Elevations
C: Photos

REQUEST

Request for an Architectural Review Permit for a new façade and signage at the Lunardi's Market at 100 Skycrest Center per Chapter 12.108 of the San Bruno Zoning Ordinance. Sutti Associates (Applicant) and Willow Green Associates (Owner). **(AR-06-002)**

RECOMMENDATION

Staff recommends that the Architectural Review Committee **approve** Architectural Review Permit 06-002 based on Findings of Fact (1-9) and Conditions of Approval (1-13).

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

As part of a Mitigated Negative Declaration for Development of the Skycrest Homes subdivision, Environment Review Consultant LSA found that the proposed additional parking spaces for the Lunardi's Markets site would cause no impact. The City of San Bruno Planning Commission approved these findings in Resolution No. 2005-04 on July 19, 2005.

EXISTING CONDITIONS

The project site is located on the western boundary of the City of San Bruno. The project site is located on the northwestern portion of the 5.6-acre Skycrest Shopping Center as shown in Exhibit B. Skycrest Center consists of approximately 41,000 square feet of retail space in three buildings and associated parking. The largest building is anchored by a 17,932 square foot Lunardi's grocery store

located on the northern 3-acres of the site. The 23,500 square feet of retail shop space, which includes 12 retail spaces, is located on the southeastern 2.6 acres of the site. This will be removed as part of an approved 24-home subdivision. There are 234 existing parking spaces and related driveway aisles with access from two driveways on San Bruno Avenue West and on Glenview Drive.

The site is approximately 10 feet below Glenview Drive and generally slopes west to east and northeasterly. The southeast edge of the project site slopes steeply upwards to the adjacent the 3-story, 109-unit Skycrest Apartments. The top of the slope is landscaped with limited vegetation and pine trees. Landscaped areas also exist on the northwest and southwest boundaries of the site. Across Glenview Drive to the west is a self-storage facility and gas station. Directly adjacent to the northwest is San Bruno Avenue West, a four-lane arterial that provides access to various residential and commercial areas between U.S. 101 and Skyline Boulevard. Across San Bruno Avenue is a vacant building pad and the top of Crestmoor Canyon open space. Skyline Boulevard and Crystal Springs Reservoir and Park are one block west of the site.

SURROUNDING LAND USES

North: San Bruno Avenue/ Glenview Park - O Zone, Open Space District
South: Glenview Drive - R-4 Zone, High Density Residential
East: Alpine Way - R-1 Zone, Single-family Residential
West: Glenview Terrace – C-N Zone, Neighborhood Commercial

PROJECT INFORMATION

Sutti Associates, the project architect, has proposed a façade improvement project, with staff's assistance, that ultimately is aimed at solving two issues at the current building site. Over the last several years, the wind has caused costly mechanical problems for both entry way doors to the market. The proposed project would enclose the entry way areas, add retail floor area to the market and provide protection to the doors from occasional extreme weather. Additionally, the applicant has proposed significant improvements to the exterior of the building, including a new parapet roof, new signage, awnings, paint and exterior lighting. This will update the existing structure to match similar design and color schemes on some of the other, newer Lunardi's Markets in the Bay Area. In total, there are seven Lunardi's markets within the greater Bay Area region. Locations include Evergreen, Burlingame, Belmont, Los Gatos, Walnut Creek, San Jose and San Bruno.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		C-N, Neighborhood Commercial	C-N, Neighborhood Commercial	Same
Lot Area		Min. 6,000 (corner lot) 3 acres / 130,680	3 acres / 130,680	Same
Lot Coverage		Max. 1.8 acres / 78,408	18,432	19,271
Lot Coverage %		60%	14.1%	14.7%
Impervious %		90%	33%	Same
Gross Floor Area		N/A	Approx. 17,932	Approx. 18,771
Floor Area Ratio		N/A	0.14	0.14
Building Setbacks	Front	Min. 15'-0"	234'-0"	Same
	Rear	Min. 10'-0" *	82'-5"	Same
	North Side	Min. 10'-0"	86'-0"	Same
	West Side	Min. 10'-0" *	30'-0"	Same
Building Height		Max. 35'-0"	21'-6"	23'-7"
Covered Parking		72 spaces * 3 handicapped spaces	114 spaces 4 handicapped spaces	149 spaces 6 handicapped spaces

- Rear setback is zero (0) except ten (10) feet when adjacent to a residential district.
- Interior side setback is zero (0) except ten (10) feet when adjacent to a residential district.
- 1 parking space required per 250 square feet of retail gross floor area. Existing building is 17,932 square feet. Three (3) required handicapped spaces for any number of spaces 51 to 75.
- Lot coverage includes existing retail store and existing shed, measuring approx. 30'-0" by 20'-0".

ANALYSIS AND RECOMMENDATION

Initially, the proposal to the Planning Division detailed an enclosure on both entry wings to the front façade of the market to match the existing glass and aluminum frame facade. No other exterior improvements were proposed, as this project was more utilitarian in nature, to solve the mechanical door problems caused by high winds at the site location. Given the prominent location at the western entry to San Bruno and the recent approval of both the Glenview Terrace and Skycrest Homes subdivisions, City staff felt that this proposal would be better received if it also improved the dated façade of the existing Lunardi's market. Staff forwarded the original submittal to peer review architect Larry Cannon of Cannon Design Group for façade improvement suggestions. Mr. Cannon included the following comments:

1. The addition of some trellis and roof elements for weather cover at the entry and enhancement.
2. Landscaping to the parking lot with wind resistant trees and plant materials.

Sutti Associates understood the desire of San Bruno to see an improved Lunardi's façade and offered several options to better meet the suggestions of Mr. Cannon. After some discussion and a meeting with Mr. Cannon, Sutti Associates and City staff, the application is ready for review by the Architectural Review Committee. The final submittal includes the following changes to the Lunardi's Market façade:

1. New parapet roof over the existing structure and new entry way wings, with top trim to match.
2. New signage, squared to match the new parapet roof and with an off-white background and blue backlit lettering for the Lunardi's logo. To be constructed of Plexiglas or Acrylite with ivory sides and ivory trim on blue face of letters.

3. New awnings in off-setting pattern of *Black* and *Ivory* striping (10" wide) with black solid ends over new entry way wings and existing façade for sun/wind protection. To be constructed of long lasting, weather resistant fabric.
4. New aluminum windows to match existing and new window treatment. Treatment options to include either a solar film or cloth shades to replaces the existing sun-damaged Venetian blinds.
5. New building lighting to include wall-mounted type sconces and under-lit awnings at both entry ways.
6. New paint on entire building, with a *Warm Sienna* base color and a *Devonshire Green* trim color.

Since this application has already been through several review meetings with staff and peer review architect Larry Cannon, staff does not currently recommend any additional architectural alterations to the application. Staff finds that the proposed improvements will have a dual effect: It satisfies the retail store entry way requirements for Lunardi's Market and the City's redevelopment goals for the prominent San Bruno location. The new façade is well designed, updates the existing building and will be constructed with high quality materials, as mentioned above. The improvements to the market's facade will increase the property's value, enhance the neighborhood's commercial district and complement the pending new home developments on adjacent parcels. If approved, these façade enhancements could ensure the long term economic viability and attractiveness of not only the specialty market, but the local area's housing supply as well.

With respect to the zoning requirements of this property, staff finds that the small addition of entry way wings will not have a significant impact on the property's lot coverage, floor area or adjacent properties. The addition will add 839 square feet, which will provide additional floor area for customer seating and floral sales. Shopping cart storage will be provided in front of the new entry wing areas. The building expansion will continue to meet all setback requirements, including the new southern side setback of 10'-0" as required by any C-N zoned property that is adjacent to a residential district. With the approved Skycrest Homes subdivision on the adjacent parcel, a new residential district has been created, therefore impacting the neighboring parcel zoning requirements. All future expansions to the Lunardi's site will need to meet Neighborhood Commercial zoning requirements and staff finds this should not be problematic.

The addition of 839 square feet of retail space requires an additional three (3) parking spaces and no new handicapped parking spaces (see footnote).¹ Currently, 114 spaces and 4 handicapped spaces are provided on the property. With the new parking lot design, to be installed by the developer of the Skycrest Homes subdivision, an additional 35 spaces will be provided, bringing the total to 149 spaces and 6 handicapped spaces. Staff supports the building expansion given the current and proposed parking supply.

Considering the size of the façade improvement project, staff has recommended that the applicant and the owner of Lunardi's Markets apply for the Façade Improvement Program, which would supply a matching grant of up to \$20,000 for the various architectural upgrades. Staff and the applicant are currently in negotiation over the specifics of the project but staff is requesting that the Architectural Review Committee approve this project for the program's funding.

¹ With the additional three (3) standard spaces required, total standard parking spaces will increase to 75. With a total standard space count of 51 to 75, three (3) handicapped spaces are required, at minimum.

Recommendations

- Staff has some concern with the lack of landscaping and cart storage in the existing and proposed parking lot facility. With no existing "shopping cart corral", improperly stored carts have been windblown into parked vehicles and landscaping in the past. Furthermore, with the fairly expansive parking lot, no landscaping has been proposed as part of the exterior improvements to the building and site. Staff recommends that the applicant consider widening the end medians of the center parking lot stalls to include landscaping and a cart storage area to eliminate this problem. While the expansion of these end medians would most likely need to remove a parking space on the interior side (since the adjacent way is for two-way parking lot traffic), the current parking supply is more than adequate to allow for this. Furthermore, a new cart storage system could allow the applicant to provide for some of the landscaping design as suggested by City staff and peer review architect Larry Cannon.
- Since this property is located at an important entry point to the City from Skyline Boulevard, staff recommends that the applicant install landscape improvements along the frontage of San Bruno Avenue and Glenview Drive. As part of this effort, the City previously entered into a Development Agreement with Kenmark, the developer of the Skycrest Residential project, requiring Kenmark to contribute \$200,000 to the City for the design and installation of median and/or frontage landscaping on San Bruno Avenue. Staff anticipates that this funding will be used for San Bruno Ave. medians. The landscaping within the buffer area between the Lundardi's parking lot and San Bruno Ave. and Glenview Drive is in deteriorated condition and the irrigation system is not operating. Therefore, in order to ensure that the frontage landscaping is improved, staff has recommended the addition of Condition No. 10, which requires that prior to the issuance of a city building permit, the applicant must execute and record an installation and maintenance of landscaping agreement for (a) the installation of six planters, irrigation and plantings in the parking lot ("Planters"); (b) the design and installation of frontage landscaping on San Bruno Avenue and Glenview Drive ("Frontage Landscaping"); and (c) the maintenance of the Planters, Frontage Landscaping and irrigation systems. As part of an overall landscaping plan for the street frontage, a new corner sign would be a complementary improvement to the proposed façade project.
- Staff would like the applicant and the Lunardi's Markets owner to clarify the use of the rear structure on the property and how it would be affected by any future expansion to the retail store.

FINDINGS OF FACT

*Pursuant to the City's Zoning Code, the Commission shall grant the Architectural Review Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis):*

1. **The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.**

As part of a Mitigated Negative Declaration for Development of the Skycrest Homes subdivision, Environment Review Consultant LSA found that the proposed additional parking spaces for the Lunardi's Markets site would cause no impact. The City of San Bruno Planning Commission approved these findings in Resolution No. 2005-04 on July 19, 2005.

- 2. That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.**

Prior to the recent housing subdivision approval on the southern portion of this parcel, the entire area was dedicated to neighborhood commercial use. This included 23,500 square feet of retail space with 12 retail shops, which are now closed and due to be demolished. The intensity of use for the site should diminish accordingly and not intensify vehicular traffic in the local area with this minor expansion of 839 square feet.

- 3. That the accessibility of the off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.**

All off-street parking areas will essentially remain the same, with the same driveway access off San Bruno Avenue and Glenview Way. The parking lot will be resurfaced and striped as part of an adjacent approved project's proposal, slightly increasing the parking space count. Staff does not forecast any significant increases in traffic from the increased parking supply as the overall use of the site has diminished since other commercial uses have closed and relocated as part of the new housing project. As part of a Mitigated Negative Declaration for Development of the Skycrest Homes subdivision, Environment Review Consultant LSA found that the proposed additional parking spaces for the Lunardi's Markets site would cause no impact. The City of San Bruno Planning Commission approved these findings in Resolution No. 2005-04 on July 19, 2005.

The addition of 839 square feet of retail space requires an additional three (3) parking spaces and no new handicapped parking spaces. Currently, 114 spaces and 4 handicapped spaces are provided on the property. With the new parking lot design, to be installed by the Skycrest Homes subdivision, an additional 30 spaces will be provided, bringing the total to 144 spaces and 6 handicapped spaces. Staff supports the building expansion given the current and proposed parking supply.

- 4. That sufficient landscape areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking areas from the street and adjoining building areas from paved areas to provide access from buildings to open areas. In addition, that adequate guarantees are made, such as the filing of a performance bond, to insure maintenance of landscaped areas.**

Currently, no landscaping plan for the paved parking area has been proposed, despite staff's recommendations to the applicant. Therefore, as a condition of approval, staff is requesting the applicant work with City staff to develop a feasible landscaping plan for the paved parking area that will satisfy all interested parties. Street front landscaping consists of weather resistant trees, shrubbery and low-maintenance ground cover. Staff is currently researching the terms of a landscaping agreement negotiated with Skycrest Homes for potential uses on the subject property. Adjacent residential properties are sufficiently screened and the Skycrest Homes subdivision has proposed adequate landscaping on the shared property line between the development and Lunardi's Market, including tree

planting and vine screening on the dividing wooden fence.

- 5. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

Reviewing the zoning requirements of this property, staff finds that the small addition of entry way wings will not have a significant impact on the property's lot coverage, floor area or adjacent properties. The expansion will add 839 square feet, providing additional floor area for customer seating and floral sales. Shopping cart storage will be provided in front of the new entry wing areas. Additionally, the building expansion will continue to meet all setback requirements, including the new southern side setback of 10'-0" as required by any C-N zoned property that is adjacent to a residential district. With the approved Skycrest Homes subdivision on the adjacent parcel, a new residential district has been created, therefore impacting the neighboring parcel zoning requirements. All future expansions to the Lunardi's site will need to meet C-N zoning requirements and staff finds this should not be problematic.

- 6. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district.**

The main concern with any commercial expansion when it is surrounded by residential areas is the effect on local area parking. Lunardi's Market is almost unique in that, compared to the minimum parking spaces required for a retail store, they have exceeded that requirement by over 40 spaces. No detrimental effect should occur in any adjacent residential area because of parking. Furthermore, the improvement to the façade, which is the main portion of this proposal, should have a very beneficial impact on the area's land value as it will improve a rather intrinsic part of San Bruno's heritage character.

- 7. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site.**

A minor expansion to the west elevation of the building has been proposed, however this should have no significant impact on the natural topography or landscaping of the area. The main portion of this project is a revised façade for the commercial retail business.

- 8. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

This proposal is mainly an improvement on the façade of the building, with only a minor expansion which is intended to create structural coverage for the market's entryways. The additional square footage will serve as retail space, but the project's main purpose is to prevent further wind damage to the mechanical door entries. Architecturally, the building will be receiving a dramatic update to the existing façade, with a new parapet roof and matching trim, signage, awnings, lighting and color scheme. The design is

consistent with other Lunardi's markets in the greater Bay Area and could become a hallmark store for the company. With the rest of the site's retail use relocated as part of the pending Skycrest Homes development, the façade improvement of Lunardi's will be an important contribution to the redevelopment project area, adjacent parcels and neighborhood. The proposed façade is consistent with other retail stores in the City and with this update, could become an impressive commercial anchor for the western entrance to the City of San Bruno.

9. That the proposed development is consistent with the San Bruno General Plan and the San Bruno Redevelopment Plan.

The property is designated Neighborhood Commercial and this use is consistent with the type of uses that are desirable for such a zoning district. The San Bruno Redevelopment Plan stipulates that the project should achieve important objectives, such as blight removal, economic revitalization, historic preservation and/or contribute to the distinctive character of San Bruno. In this particular case, all objectives apply to the given site location and proposal.

CONDITIONS OF APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Architectural Review Meeting Minutes" to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Architectural Review Permit AR-06-002 shall not be valid for any purpose. Architectural Review permit AR-06-002 shall expire one (1) year from the date of approval unless the plan is executed.
2. The proposal for construction at 100 Skycrest Center shall be built according to the plans accompanying this report and approved by the Architectural Review Committee on June 29, 2006, except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.
3. The applicant shall obtain a City building permit before construction can proceed.
4. All signs shall be reviewed by the Planning Department.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
6. Materials and debris shall not be stockpiled within the City right-of-way.
7. The property owner shall conduct regular maintenance of the site to maintain the premises and remove accumulation of litter and debris.
8. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids.
9. The property owner shall comply with the requirements of the San Bruno Recycling Ordinance.

10. Prior to the issuance of a city building permit, applicant shall execute and record an installation and maintenance of landscaping agreement for (a) the installation of six planters, irrigation and plantings in the parking lot ("Planters"); (b) the design and installation of frontage landscaping on San Bruno Avenue and Glenview Drive ("Frontage Landscaping"); and (c) the maintenance of the Planters, Frontage Landscaping and irrigation systems. The agreement shall be in a form approved by the City Manager and City Attorney and shall run with the land and be binding upon successors in interest of the owner. The agreement shall include the following terms and conditions:
 - i. All landscaping shall be properly maintained and comply with the City of San Bruno Water Efficient Landscape and Irrigation Guidelines.
 - ii. With respect to the Planters, they shall be installed concurrently with the construction of improvements to the grocery store. The applicant shall identify the species of plants and their location in the agreement. The six planting areas shall include four islands at the corners of the parking lot area and two islands in the center of the parking lot. The two center islands will replace two parking spaces and will also contain shopping cart corrals.
 - iii. With respect to the Frontage Landscaping, the agreement shall provide that the applicant shall submit a Landscaping Plan to the City at the same time as the application for the proposed grocery store expansion for consideration and approval by the City. If an application for the grocery store expansion is not submitted to the Planning Division within six months of approval of Architectural Review Permit 06-002, then the owner shall submit a Landscaping Plan separately within six months after the approval of Architectural Review Permit 06-002.
11. The applicant shall coordinate their work with the City staff of the Building Façade Improvement Program.

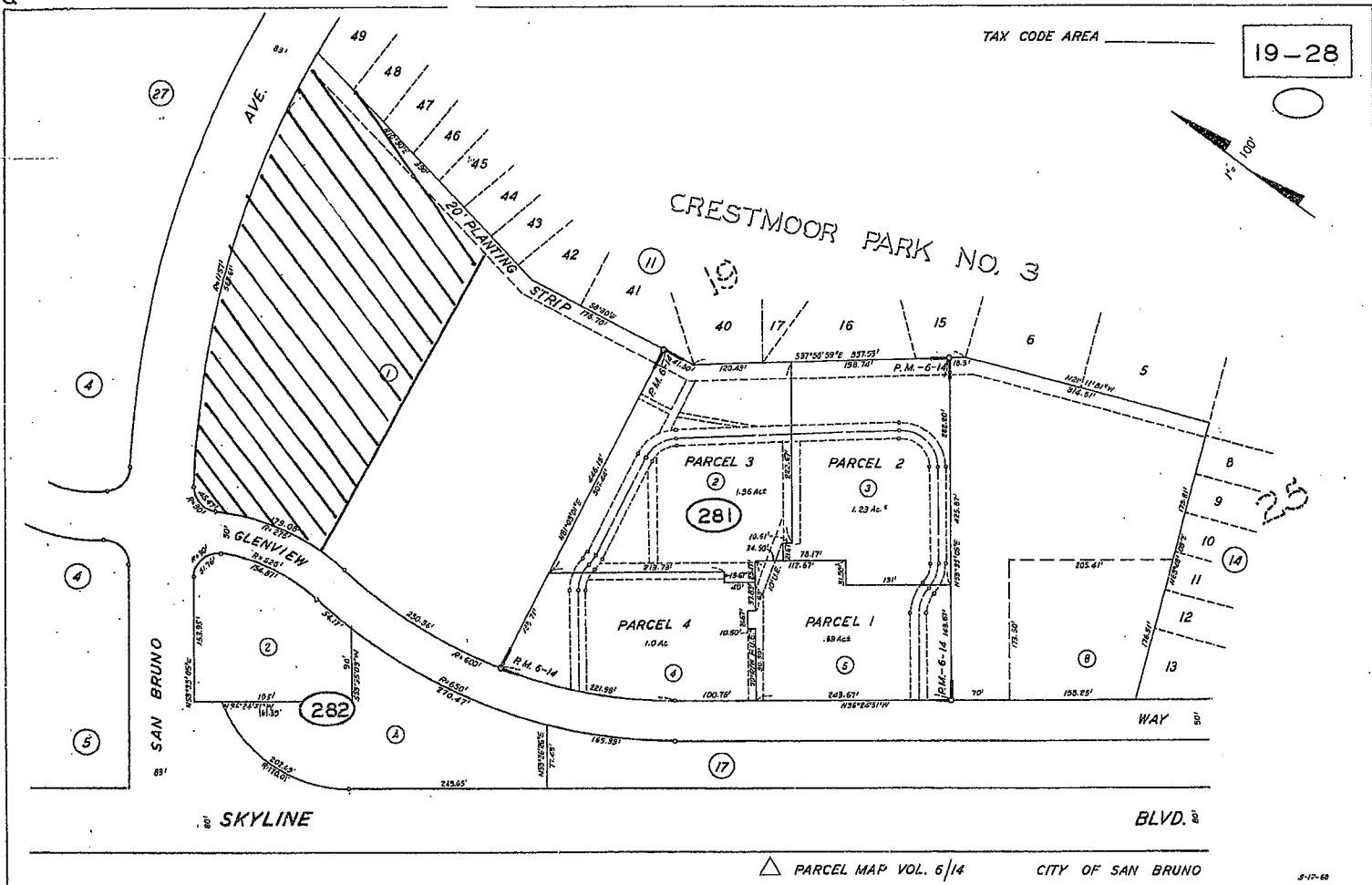
Fire Department – (650) 616-7096

12. Provide minimum 18" address numbers on the North West corner and on Lunardi's sign on west side, in same font as "Market" in a contrasting color. Alternate locations may be approved by the Fire Marshall and Planning Division.
13. Obtain new address numbers from the Community Development Department for either San Bruno Avenue or Glenview Drive.

Submitted by:

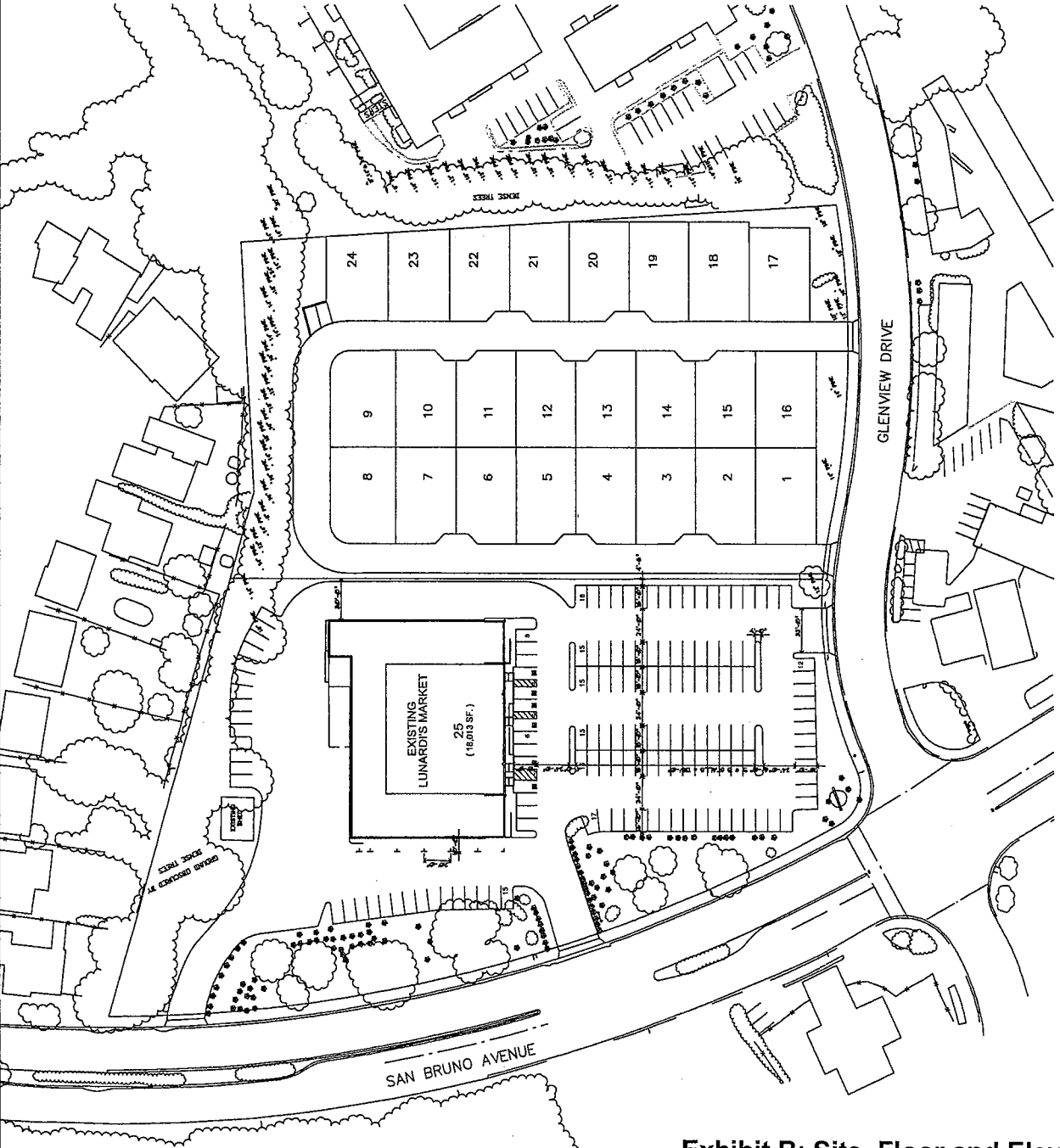
Tony Rozzi
Assistant Planner

Mark Sullivan
Housing and Redevelopment Manager



100 Skycrest Center
019-281-010
AR 06-002

Exhibit B: Site, Floor and Elevation Plans



1 SITE PLAN
A1.0 1/8"=1'-0"

Lunardi's Markets

FACADE IMPROVEMENT

PROJECT DESCRIPTION:

- RENOVE EXISTING MAIN ENTRANCE DOORS
- RENOVE ALL EXISTING WINDOWS AND DOORS UNDER EXISTING CANOPY OVERHANG
- REMODEL FRONT FACADE

INDEX OF SHEETS:

- A1.0 SITE PLAN
- A1.1 FLOOR PLAN
- A1.2 ELEVATIONS

SITE PLAN TABULATION:

LOT AREA-EXISTING	18,013 SQ. FT.
BUILDING AREA-EXISTING	18,013 SQ. FT.
ALLOWABLE LOT COVERAGE	65%
EXISTING LOT COVERAGE	10.1%
MAXIMUM COVERAGE BY IMPERVIOUS MATERIAL	50%
COVERAGE BY IMPERVIOUS MATERIAL	33%
PARKING REQUIRED AT 1750 SQ. FT.	73
PARKING REQUIRED	5
PARKING PROVIDED	145
PARKING BALANCE	140
PARKING PROVIDED HANDICAPPED	6

Sutti
ASSOCIATES
Planners • Designers • Builders

3141 Airport Boulevard
San Bruno, CA 94066
TEL: 650-333-1111
FAX: 650-333-1111
Lunardi's
Market
100 Skycrest
Shopping Center
SAN BRUNO, CA
94066

SITE PLAN

Approved by Owner/Date

All Develop and other related

reporting, which includes the

information required by the

City of San Bruno, Inc. and

the state and is to be submitted

with the application for a permit

at San Bruno & Associates, Inc.

Job: LMT02-1

Drawn By: JH

Scale: 1/8"=1'-0"

Revisions:

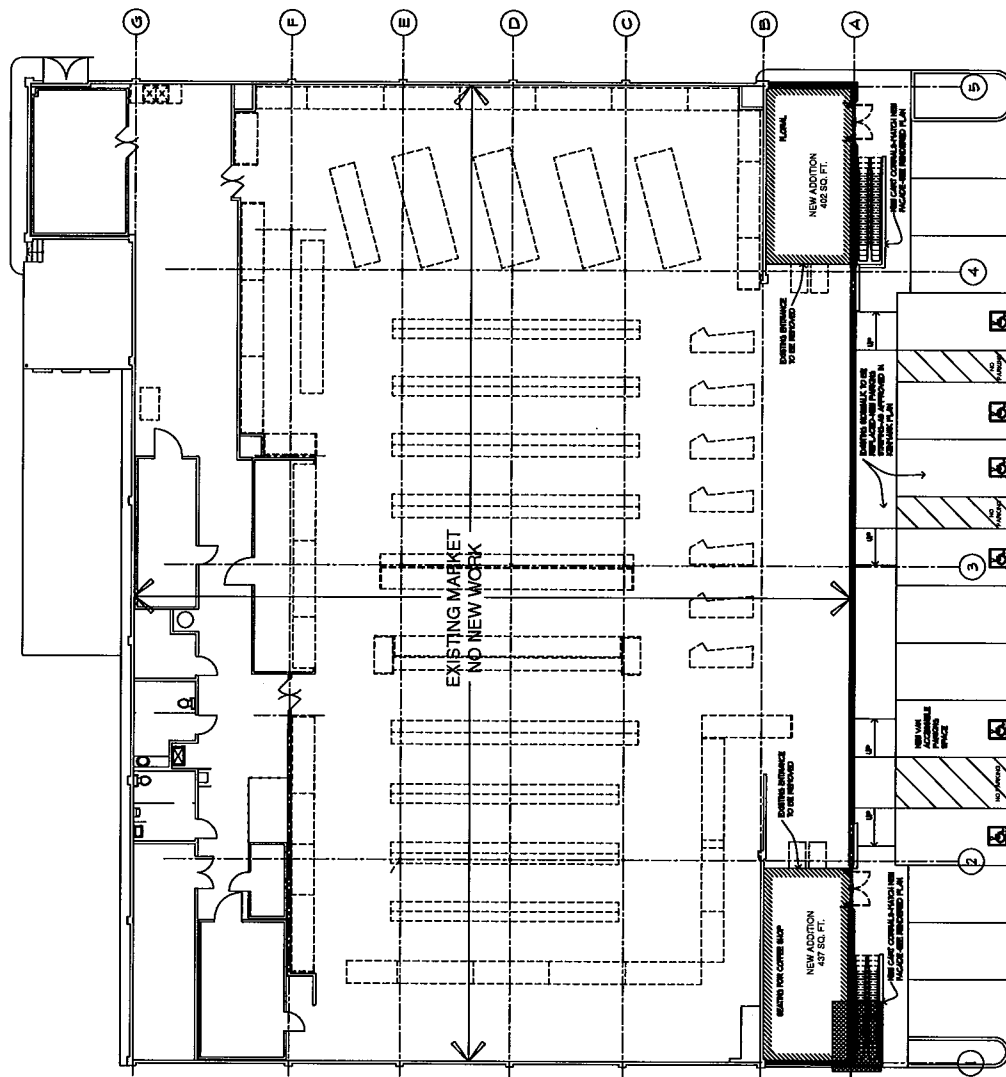
of

A1.0

License No. 33889

A California Corporation

1995, John Sutti & Associates, Inc.



1 FLOOR PLAN
A1.1 10'-0" x 12'-0"



Sutti
ASSOCIATES
Planners - Designers - Builders

1000 Airport Boulevard
Suite 110
San Bruno, CA 94066
TEL: 650.334.1999
FAX: 650.334.1994

Synovate
Market
100 Skywest
Shopping Center
SAN BRUNO, CA
94066

FLOOR PLAN

Approved by Owner/Date
In All Drawings and unless noted
otherwise, these conditions shall
apply: 1. The work shall be in
accordance with the City of
San Bruno and its applicable
laws and regulations. 2. The
work shall be in accordance
with the City of San Bruno, Inc.

Job: LM102-1
Drawing by: HCL
Date: 6-5-06
Revisions:

A1.1
License No. 338903
A California Corporation
1000, San Jose & Associates, Inc.

June 2006

EXTERIOR COLORS/MATERIALS

PAINOT

XP1	Benjamin Moore, 1203 Warm Sienna (field)
XP2	Benjamin Moore, 1489 Devonshire Green (trim)
XP3	Kelly Moore, KM4004-2 Star of the Garden (field behind store sign)

AVONIN

AW1 Astrup fabric, Avenue, 5200 Black (stripes and solid ends)

AVM1 Astrup febrile, AVM

AW2 Astrup fabric, Avenue, S208 Ivory (stripes)

BLACK-LIGHTED STORE SIGN

Plexiglas 2051 Blue or Acrylite 607-18 Blue
With Ivory slides and Ivory trim on blue face of
letters.

LIGHTING

1. Two wall mounted luminaires at store front
2. Down lighting under canopies at two entrances. Luminaires not visible from outside-but

WINDOW COVERINGS

1. If window coverings are needed. Either invisible window film to cut UV and heat gain or roll-down window shades with shade cloth fabric will be used.

Sutti

700 Airport Boulevard
Suite
Berlingame, CA 94010
650-343-4244
FAX: 650-343-4844

Lynard's
Market
100 Skycrest
Shopping Center
SAN BRUNO, CA.
94066

**EXTERIOR
ELEVATIONS**

Approved by Owner/Data

All Drawings and written materials appearing herein constitute the original and unpublished work of John Sells & Associates, Inc. and the same may not be duplicated, used or disclosed without consent of John Sells & Associates, Inc.

Job:	LM102-1
Drawn by:	HIM
Date:	6-5-08
Revisions:	

A1.2

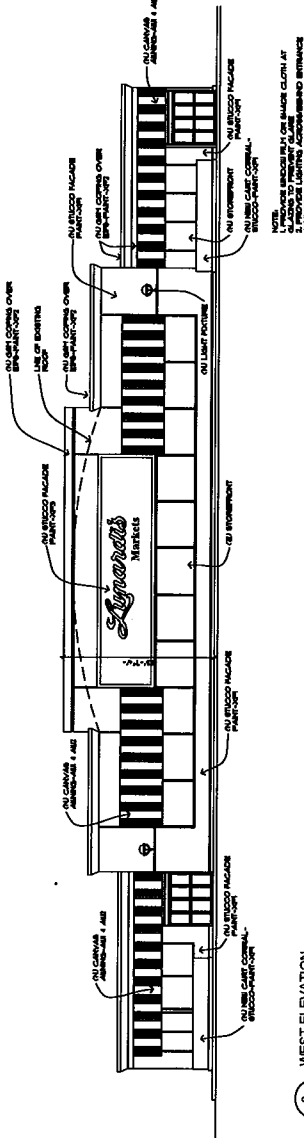
1990, John Sall & Associates, Inc.



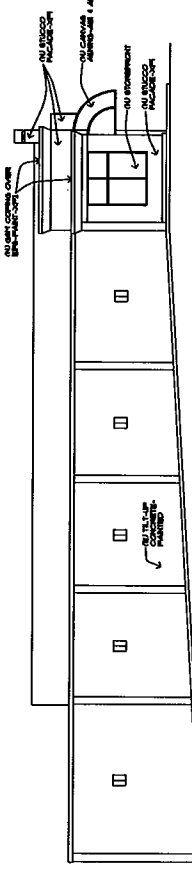
EXISTING FACADE TO BE

EXISTING RETAIL BUILDINGS

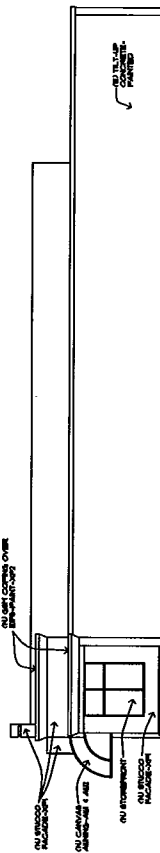
1	EXISTING WEST ELEVATION
4.4	4.403-4.410



WESTFIELD/TON



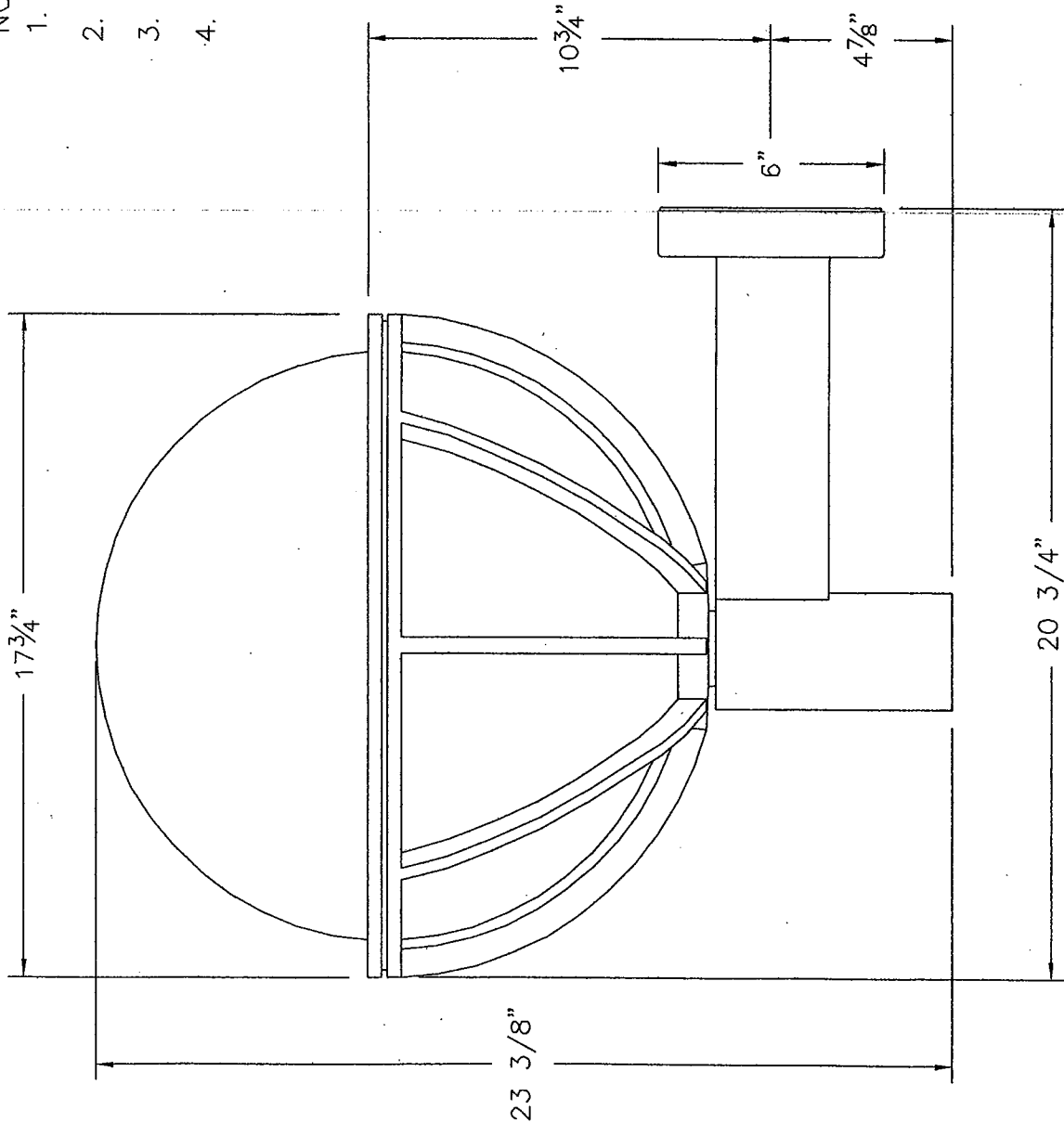
3 NORTH ELEVATION



4 SOUTH ELEVATION
1:60' = 1" = 1'-0"

NOTES:

1. LUMINAIRE #6506S - SEE SPECIFICATIONS.
2. 120V/277V MAGNETIC BALLAST LOCATED IN LUMINAIRE.
3. (1) 50W E-17 HPS LAMP (BY OTHERS).
4. STANDARD BEGA FINISHES.



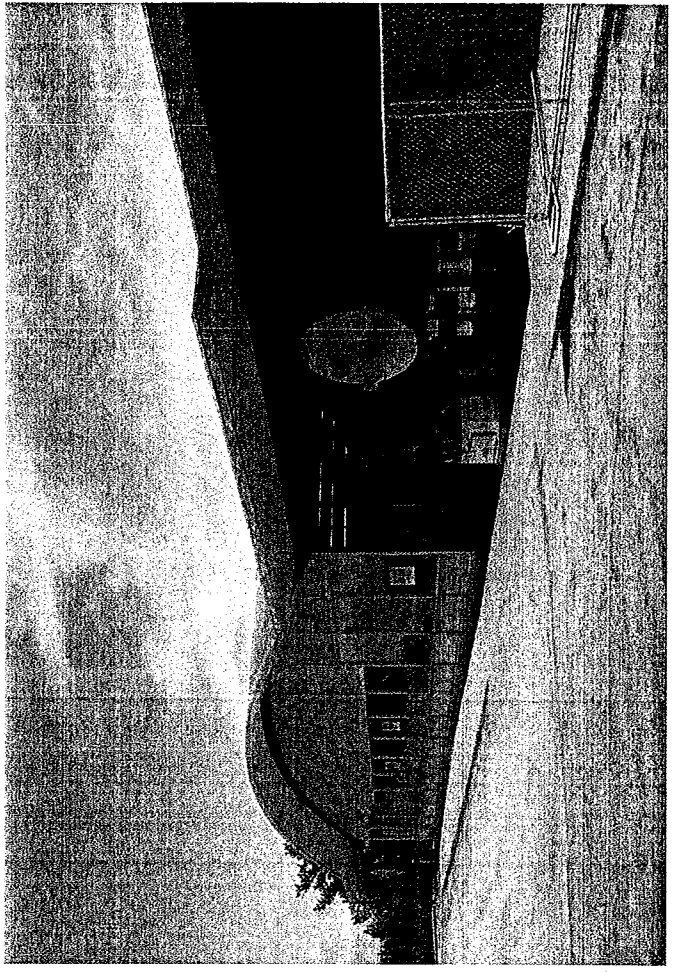
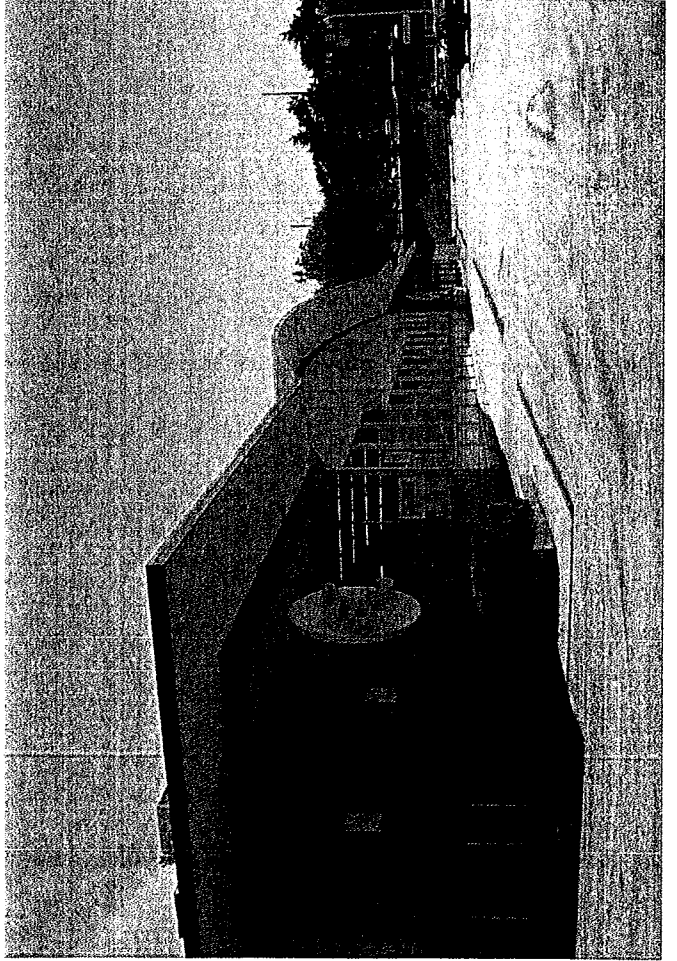
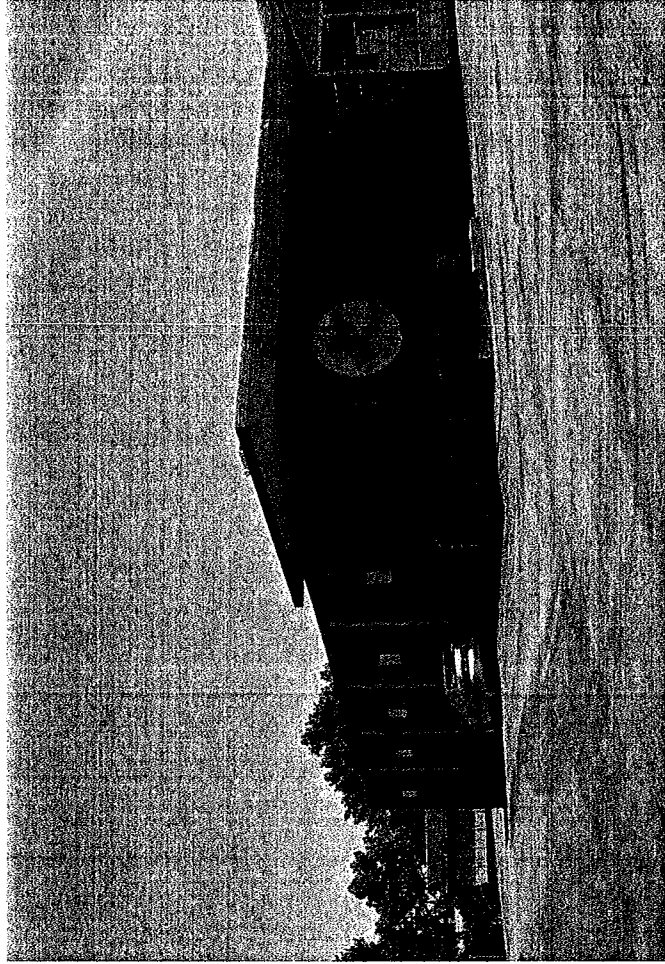
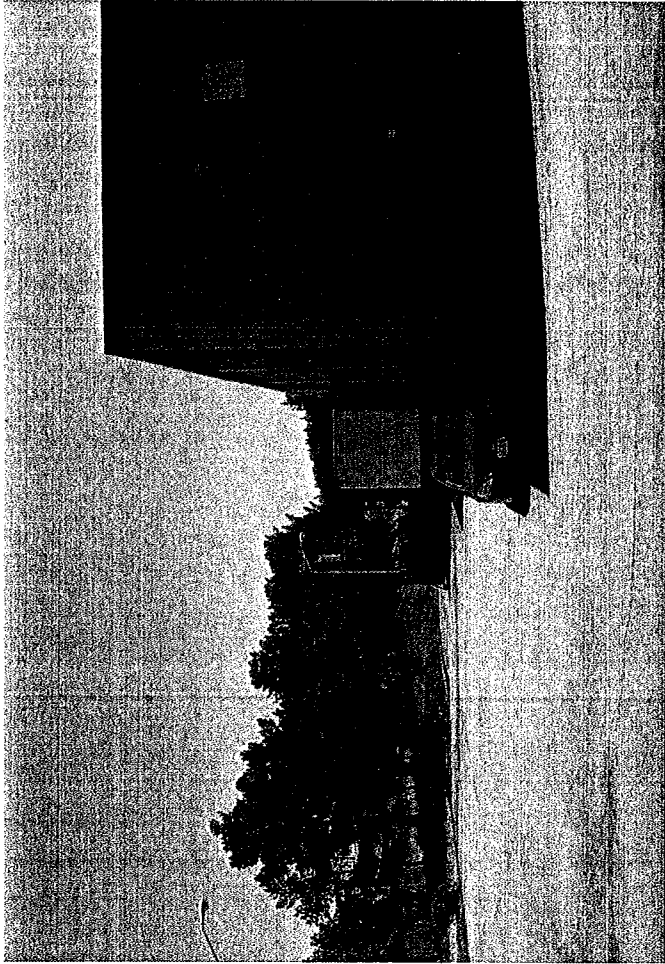


Exhibit C: Photos of Lunardi's Market Exterior



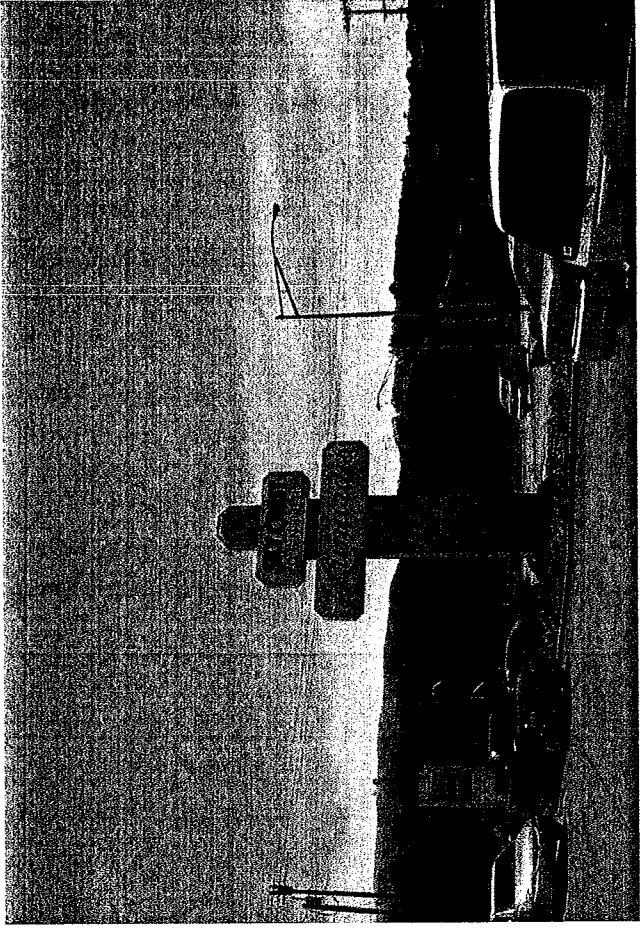


Exhibit C: Photos of Lunardi's Market Landscaping

